Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

4/18 Sheffield Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$651,500	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/07/2023	to	30/09/2023		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1/500 Plenty Rd PRESTON 3072	\$700,000	01/11/2023
2	2/536 Bell St PRESTON 3072	\$680,000	29/07/2023
3	3/539 Gilbert Rd PRESTON 3072	\$640,000	03/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/11/2023 14:42









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price September quarter 2023: \$651,500

Comparable Properties



1/500 Plenty Rd PRESTON 3072 (REI)



Price: \$700,000 Method: Private Sale Date: 01/11/2023 Property Type: Townhouse (Single) Agent Comments

Agent Comments



2/536 Bell St PRESTON 3072 (REI/VG)

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Price: \$680,000 Method: Auction Sale Date: 29/07/2023 Property Type: Townhouse (Res)



3/539 Gilbert Rd PRESTON 3072 (REI/VG)



Agent Comments

Price: \$640,000 Method: Private Sale Date: 03/08/2023 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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